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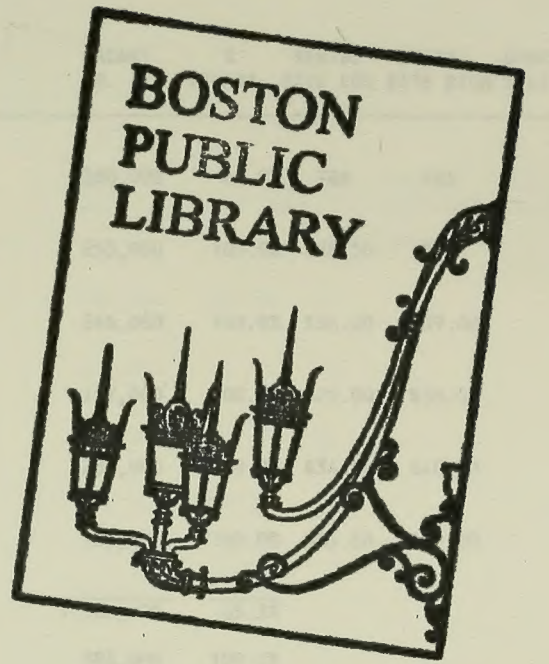
OFFICE BUILDING SURVEY

New and Renovated Buildings

Delivered from 1990 - 1995

December, 1989



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DECEMBER 1989

OFFICE BUILDING SURVEY
FOR
BOSTON, MASSACHUSETTS
BUILDINGS DELIVERED
1990

ADDRESS	NO. OF FLOORS	BUILDING SQ. FT.	FLOOR SQ. FT.	VACANT SQ. FT.	% VACANT	RENTAL RATE LOW	RENTAL RATE HIGH	QUARTER DELIVERED
1. **125 High Street	30	930,000	20,000-25,000	380,000	40.9%	TBA	TBA	4
2. **One Congress Street (Gov't Ctr. Garage)	2	253,000	125,000	253,000	100.0%	$28.50	TBA	3
3. **116 Huntington Avenue	14	246,000	14,000-19,000	246,000	100.0%	$36.00	$39.00	4
4. **101 Merrimac Street	10	157,000	15,000-18,000	157,000	100.0%	$25.00	$36.00	4
5. **73 Tremont Street (R)	13	288,000	20,000-25,000	288,000	100.0%	$34.00	$40.00	2
6. **70 Franklin Street (R)	9	95,000	6,000-10,000	95,000	100.0%	$36.00	$39.00	2
1990: New		1,586,000		1,036,000	65.3%			
(R)		383,000		383,000	100.0%			
TOTAL		1,969,000		1,419,000	72.1%			

(R) Renovation
** Construction started.
(1) Adjusted for space leased or pending execution. Does not include sublease space.
(2) Rental rates are subject to change and should be reconfirmed.
(R)* Vacated Class A Tower space.

Survey limited to new construction and renovated space in downtown Boston delivered during time frame shown.

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BUILDINGS DELIVERED
1991

ADDRESS	NO. OF FLOORS	BUILDING SQ. FT.	FLOOR SQ. FT.	VACANT SQ. FT.	% VACANT	RENTAL RATE LOW	RENTAL RATE HIGH	QUARTER DELIVERED
1. **125 High Street (II)	21	500,000	23,000	500,000	100.0%	TBA		3
2. **222 Berkeley Street	22	460,000	14,000-	460,000	100.0%	TBA		3
3. **125 Oliver Street (R)	6	48,000	8,000	48,000	100.0%	TBA		2
1991: New		960,000		960,000	100.0%			
(R)		48,000		48,000	100.0%			
TOTAL		1,008,000		1,008,000	100.0%			

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1992

ADDRESS	NO. OF FLOORS	BUILDING SQ. FT.	FLOOR SQ. FT.	VACANT SQ. FT.	% VACANT	RENTAL RATE LOW	RENTAL RATE HIGH	QUARTER DELIVERED
1. Commonwealth Center	32	750,000	20,000-30,000	750,000	100.0%	TBA		4
2. Two International Place	35	700,000	13,000-27,000	700,000	100.0%	TBA		2
3. Prudential/Huntington Ave.	25	650,000	25,000	650,000	100.0%	TBA		4
4. 110-120 Tremont Street	15	450,000	20,000-40,000	450,000	100.0%	TBA		3
5. 45 Province Street	14	179,000	13,400	179,000	100.0%	$36.00	$42.00	1
6. 90 Tremont Street	16	160,000	6,000-16,000	160,000	100.0%	$35.00	$42.00	2
1992: New		2,889,000		2,889,000	100.0%			
(R)		0		0	0.0%			
TOTAL		2,889,000		2,889,000	100.0%			
9. Olmsted Plaza (R) (Sears Building) *Medical R&D*	8	975,000	90,000	975,000	100.0%	TBA		1

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1993

ADDRESS		NO. OF FLOORS	BUILDING SQ. FT.	FLOOR SQ. FT.	VACANT SQ. FT.	% VACANT	RENTAL RATE LOW	RENTAL RATE HIGH	QUARTER DELIVERED
1. One Lincoln Street		35	970,000	20,000-50,000	970,000	100.0%	TBA		2
2. World Trade Center		18	590,000	18,000-45,000	590,000	100.0%	TBA		1
3. 40 Franklin Street (Woolworths)		25	500,000	35,000	500,000	100.0%	TBA		2
1993:	New		2,060,000		2,060,000	100.0%			
	(R)		0		0	0.0%			
	TOTAL		2,060,000		2,060,000	100.0%			

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DECEMBER 1989

OFFICE BUILDING SURVEY
FOR
BOSTON, MASSACHUSETTS
BUILDINGS DELIVERED
1994/1995

ADDRESS	NO. OF FLOORS	BUILDING SQ. FT.	FLOOR SQ. FT.	VACANT SQ. FT.	% VACANT	RENTAL RATE LOW	RENTAL RATE HIGH	QUARTER DELIVERED
1. Greyhound Site	10	420,000	42,000	420,000	100.0%	TBA		2/1994
2. Boston Crossing (I)	36	840,000	23,000-45,000	840,000	100.0%	TBA		2/1994
1. Fidelity Block	32	800,000	20,000-30,000	528,000	66.0%	TBA		1/1995
2. North Station/ Boston Garden	27	1,000,000	TBA	1,000,000	100.0%	TBA		3/1995

1994:	New	1,260,000	1,260,000	100.0%
	(R)	0	0	0.0%
	TOTAL	1,260,000	1,260,000	100.0%
1995:	New	1,800,000	1,528,000	84.9%
	(R)	0	0	0.0%
	TOTAL	1,800,000	1,528,000	84.9%

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